

PLANNING COMMISSION REPORT



MEETING DATE: September 24, 2003 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Desert Mountain Cactus**

REQUEST Request to approve a conditional use permit for an alternative concealment wireless communication facility (30 ft tall stealth saguaro cactus) on a 26 +/- acre parcel located at 39730 N Cave Creek Road with Open Space Environmentally Sensitive Lands District (O-S ESL) zoning.
22-UP-2003

Key Items for Consideration:

- The wireless communications facility will be concealed with a 30-foot tall faux cactus.
- The nearest home is approximately 400 feet from the proposed facility.
- There has been no public comment.

Related Policies, References:

3-TA-2000#2, Wireless Text Amendment

OWNER Desert Mountain Properties
480-595-4000

APPLICANT CONTACT Harry Bekkela
Voicestream
602-643-3000

LOCATION 39730 N Cave Creek Rd

BACKGROUND

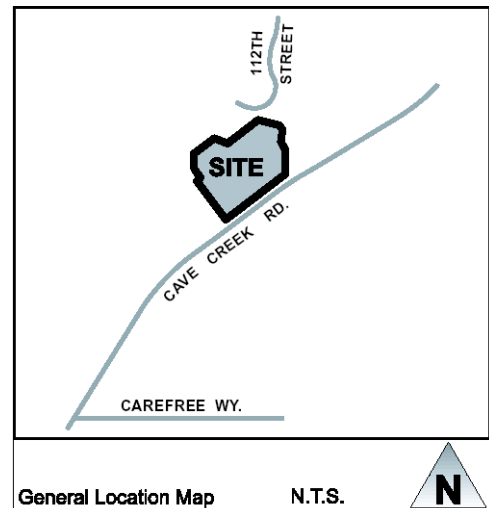
Zoning.

The 26-acre site is zoned Open Space/Environmentally Sensitive Lands (O-S/ESL) and contains a golf course and maintenance facilities. The O-S/ESL zoning district allows alternative concealment wireless communications facilities, such as a faux cactus, and requires conditional use permits when they exceed 24 feet in height. The surrounding property is zoned residential.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The applicant is requesting approval for a conditional use permit to build a Wireless Communications Facility (WCF) at the Desert Mountain Golf Course maintenance facility. The proposed WCF will be concealed within a 30-foot-tall artificial (faux) saguaro cactus behind the scenic corridor and 60-feet from the Cave Creek Road right-of-way line. The faux cactus will be placed behind two existing trees, and the applicant proposes to add two more trees and a new



living 15-foot tall saguaro cactus to help blend the faux cactus into the existing natural environment. The artificial saguaro skin is molded out of a sun-resistant fiberglass casting of an actual saguaro cactus to help blend it with the natural environment.

The proposed equipment cabinets will be placed behind the existing screen wall surrounding the golf course maintenance facility, which is also located approximately 60 feet from the Cave Creek Road right-of-way line. The coax cable, electric, and telephone line between the faux saguaro and equipment will be underground.

Development information.

- *Existing Use:* Vacant (scenic corridor/Tract A)
- *Buildings/Description:* No buildings proposed; faux cactus and equipment
- *Parcel Size:* Tract A, approximately +/- 1.1 acre
- *Proposed cactus height:* 30 feet

IMPACT ANALYSIS

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted only after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The placement of a faux cactus with a wireless communications facility within it will not produce any noise, smoke, odor, dust, vibration, or illumination to the site or the surrounding areas.*
 - *The equipment for the facility will be located within an existing enclosed maintenance facility yard.*
 - *The nearest home is approximately 400 feet from the proposed facility.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *A service vehicle will visit the site once per month for maintenance, and parking will occur in the existing maintenance facility yard.*
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *The project does not have any other factors that will be materially detrimental to the public.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *The proposed area consists of open space containing trees, shrubs, cacti, and other natural materials. The proposed faux cactus is*

compatible with the surrounding landscaping and does not significantly change the character of the area.

- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- *The conditional use permit approval is valid for a five (5) year period only and will be subject to re-approval at that time.*
 - *The shape of the personal wireless service facility (faux cactus) blends with the natural environment and is not intrusive in its setting or obtrusive to views.*
 - *The personal wireless service facility (faux cactus) blends into its setting and is not intrusive on the landscaping.*
 - *The applicant has submitted documentation that the WCF meets or exceeds the Federal Communication Commission's radio frequency safety standards.*
 - *The Desert Mountain community association and property owners within 750 feet of the site have been notified.*

Open space, scenic corridors.

The WCF (faux cactus) is located behind the existing scenic corridor and 60-feet from the Cave Creek Road right-of-way line. The scenic corridor starts at the right-of-way line, which is approximately 20 feet north of the existing street shoulder.

Community involvement.

Desert Mountain Properties have entered into a lease for this facility, and the property owners within 750 feet of the site have been notified. There have been no public comments received regarding this request.

Policy implications.

- Provide wireless communication service for all areas of the city.
- Minimize the visual, environmental, and neighborhood impacts associated with personal wireless service facilities.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. Photo Simulation
9. Site Plan and details



City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning ☐ Other
☒ Use Permit
☐ Development Review
☐ Master Sign Programs
☐ Variance

Case # 1559 -PA- 2000
 Project Name VOILESTREAM-DESERT MOUNTAIN
 Location 39730N. CAVE CREEK RD
 Applicant MORRIS MICKELSON-VOILESTREAM
602 410-2210

SITE DETAILS

Proposed/Existing Zoning: D-S
 Use: D-S
 Parcel Size: 390 S.F.

Parking Required: _____
 Parking Provided: _____
 # Of Buildings: _____
 Height: _____
 Setbacks: N- 80' S- 70'
 E- 6' W- 520'

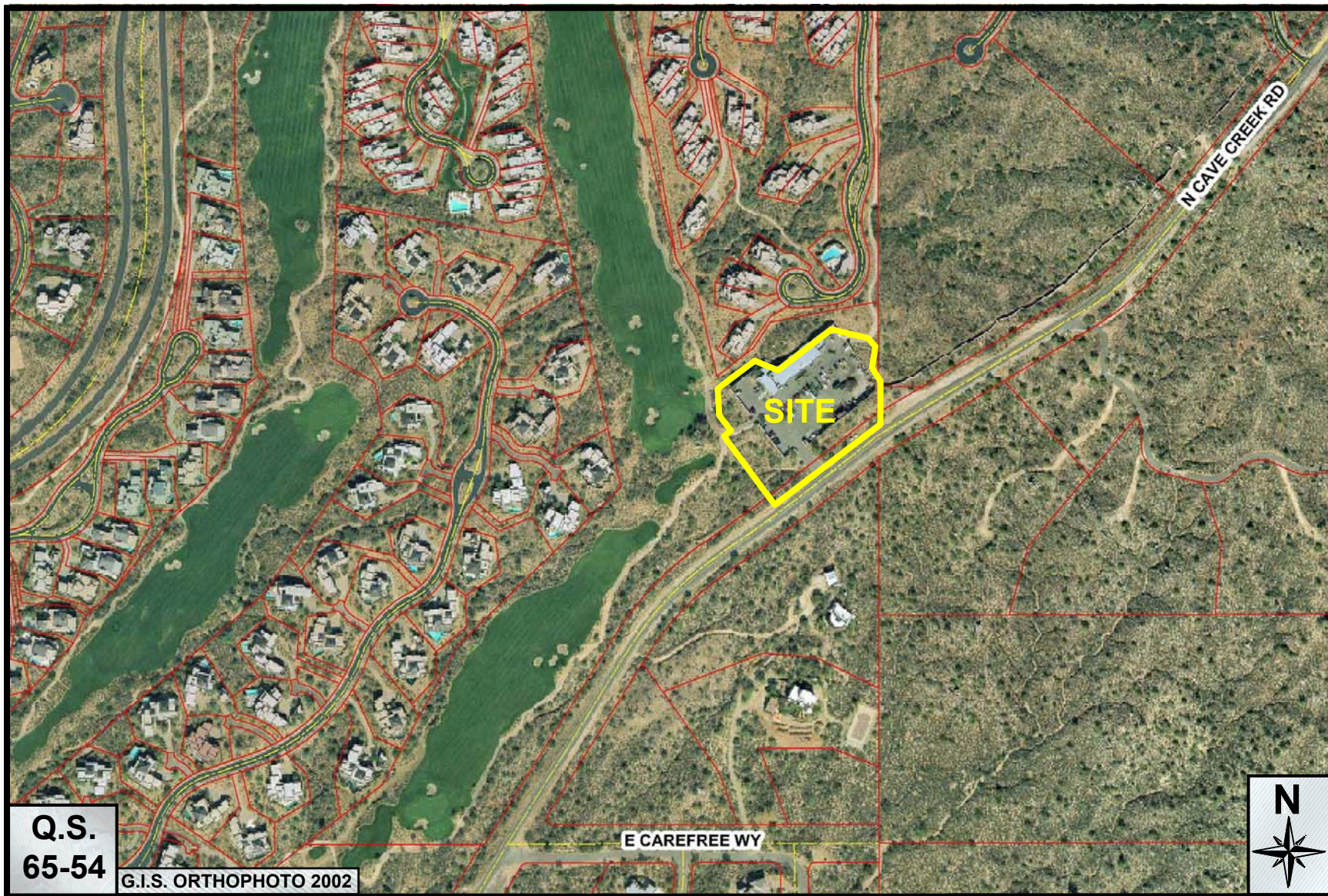
- ☐ Gross Floor Area ☐ Total Units: _____
☐ Floor Area Ratio ☐ Density: _____

In the following space, please describe the project or the request

CONSTRUCTION OF A Wireless Telephone FACILITY DISGUISED AS
 A SAGUARO CACTUS ALONG THE NORTH SIDE OF CAVE CREEK
 ROAD AT THE GOLF COURSE MAINTENANCE FACILITY. EQUIPMENT
 CABINETS WILL BE INSIDE THE FENCED FACILITY COMPOUND
 WHICH IS BELOW GRADE AND NOT VISIBLE.

ADDITIONAL CACTUS PLANTS WILL BE PLANTED TO ASSIST
 IN SCREENING THE SITE FROM VIEW.

ATTACHMENT #1



Desert Mountain Cactus

22-UP-2003

ATTACHMENT #2

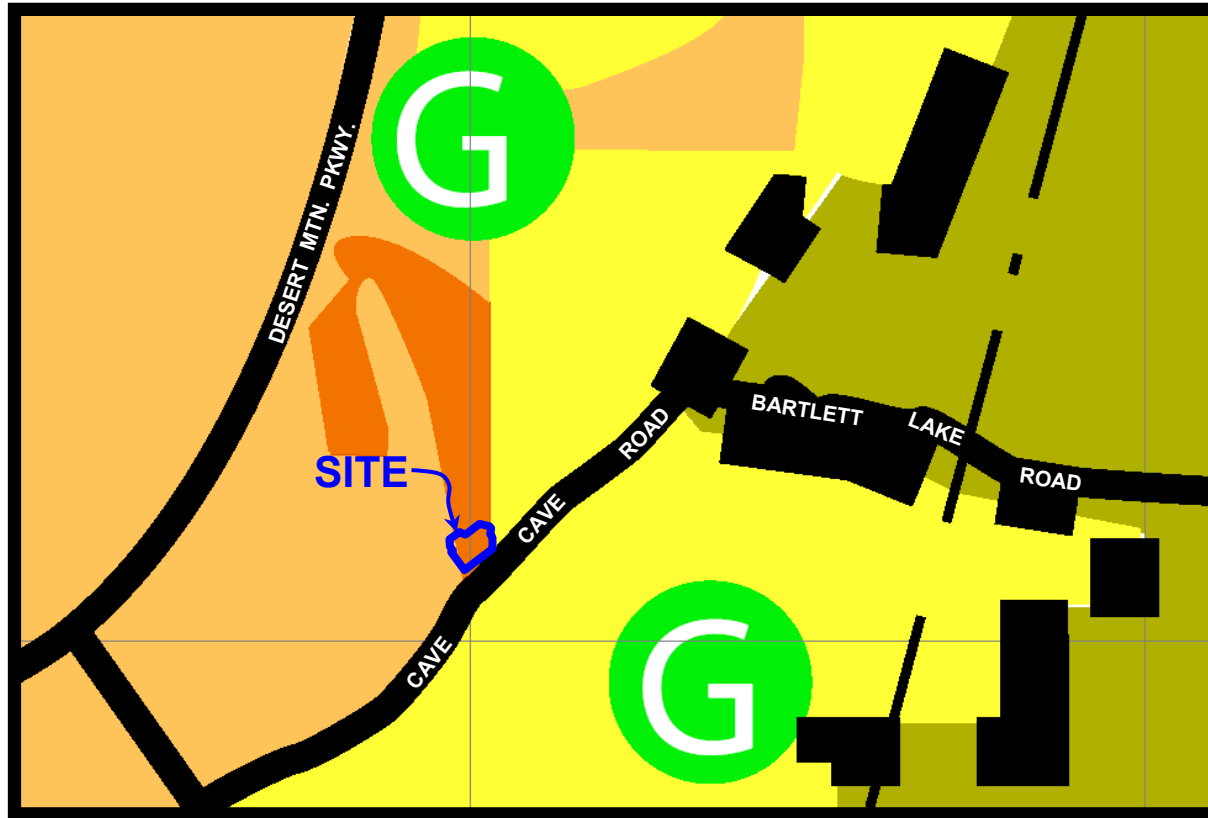


Desert Mountain Cactus

22-UP-2003

ATTACHMENT #2A

General Plan



- | | |
|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



22-UP-2003
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



STIPULATIONS FOR CASE 22-UP-2003

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the site plan submitted by Voice Stream and dated 4/24/02. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **LANDSCAPING.** The applicant shall add two (2) mature trees and a new minimum 15-foot tall saguaro cactus to the site, in accordance with the site plan submitted by Voice Stream and dated 4/24/02.
3. **HEIGHT LIMITATIONS.** The wireless communications facility shall be located within an artificial cactus that shall not exceed 30 feet in height, measured from existing grade.

ADDITIONAL INFORMATION FOR CASE 22-UP-2003

ENVIRONMENTAL DESIGN

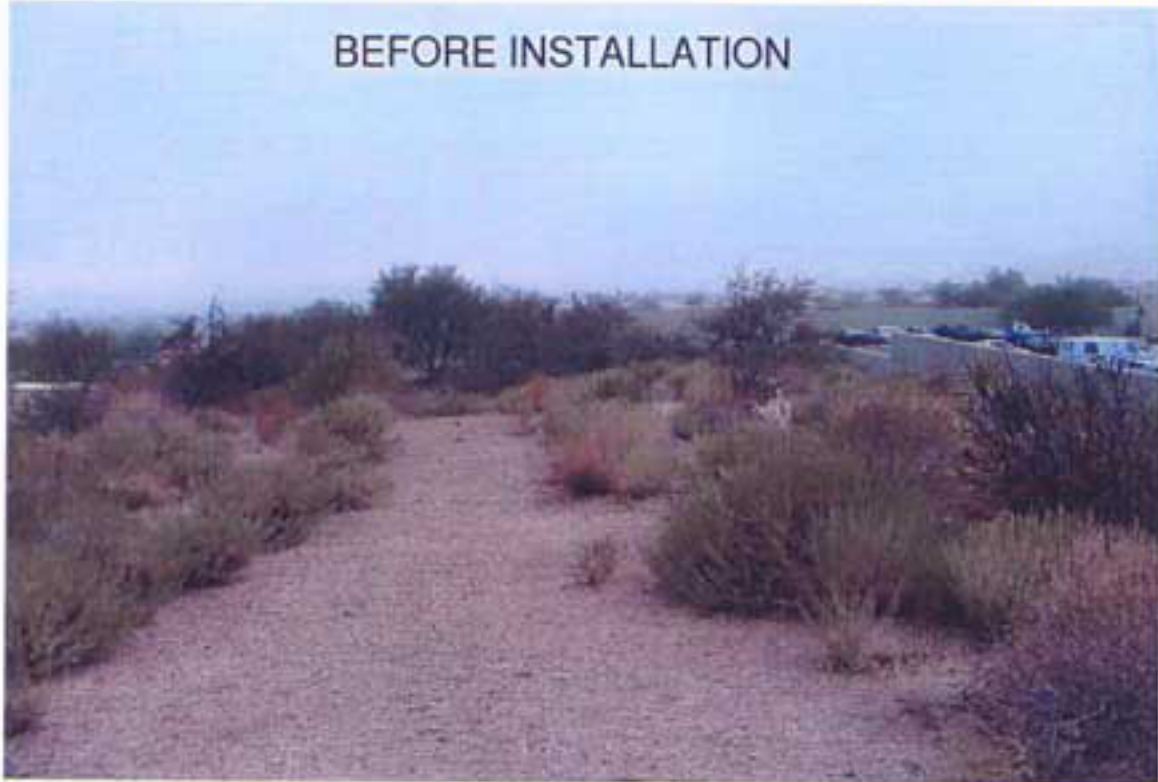
1. NATURAL AREA OPEN SPACE AND SCENIC CORRIDOR REVEGETATION. Before final site inspection, the developer shall revegetate NAOS and Scenic Corridor in conformance with the Scottsdale Zoning Ordinance, to the satisfaction of city staff.

22-UP-2003
Desert Mountain Cactus

Attachment #7. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

BEFORE INSTALLATION



AFTER INSTALLATION



VoiceStream

Global Wireless by T-Mobile

PH23001
DESERT MOUNTAIN

VIEW OF SITE FROM RESIDENTIAL TO THE NORTHEAST

BEFORE INSTALLATION



AFTER INSTALLATION



CREATED BY
STRONG DESIGNS (480) 834-6821

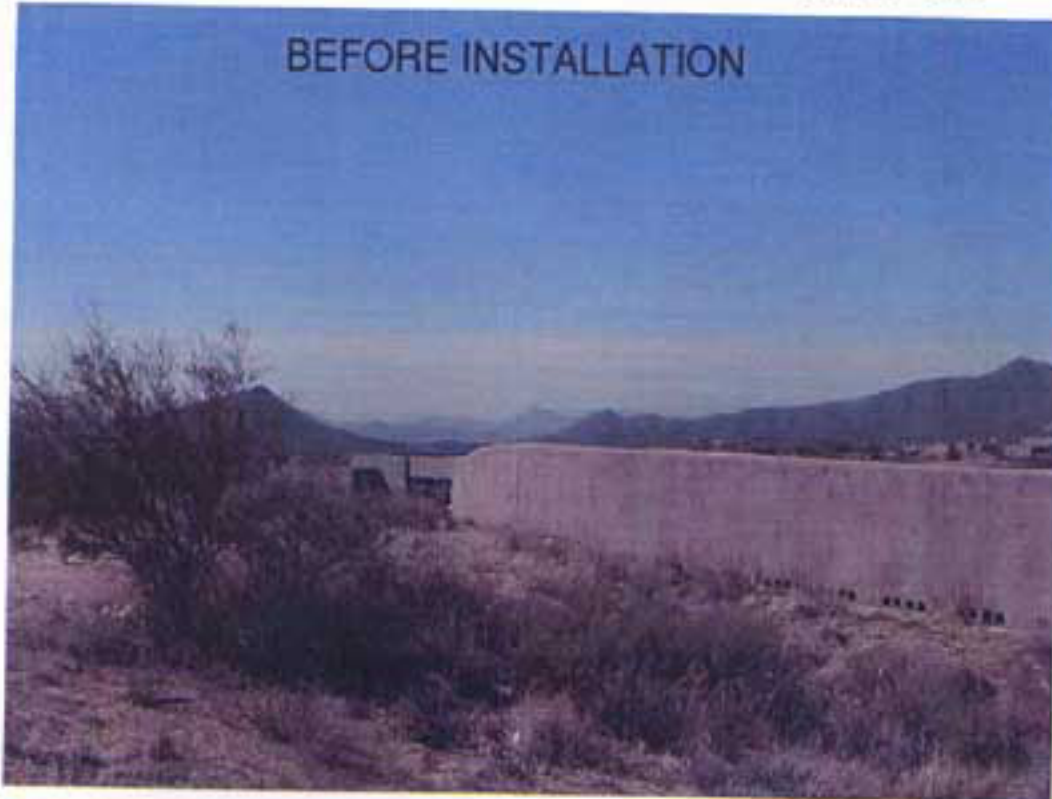
VoiceStream

Global Wireless by T-Mobile

PH23001
DESERT MOUNTAIN

VIEW OF SITE

BEFORE INSTALLATION



AFTER INSTALLATION



CREATED BY
STRONG DESIGNS (480) 834-6821

VoiceStream

Global Wireless by T-Mobile

PH23001
DESERT MOUNTAIN

VIEW OF SITE FROM ROAD

BEFORE INSTALLATION



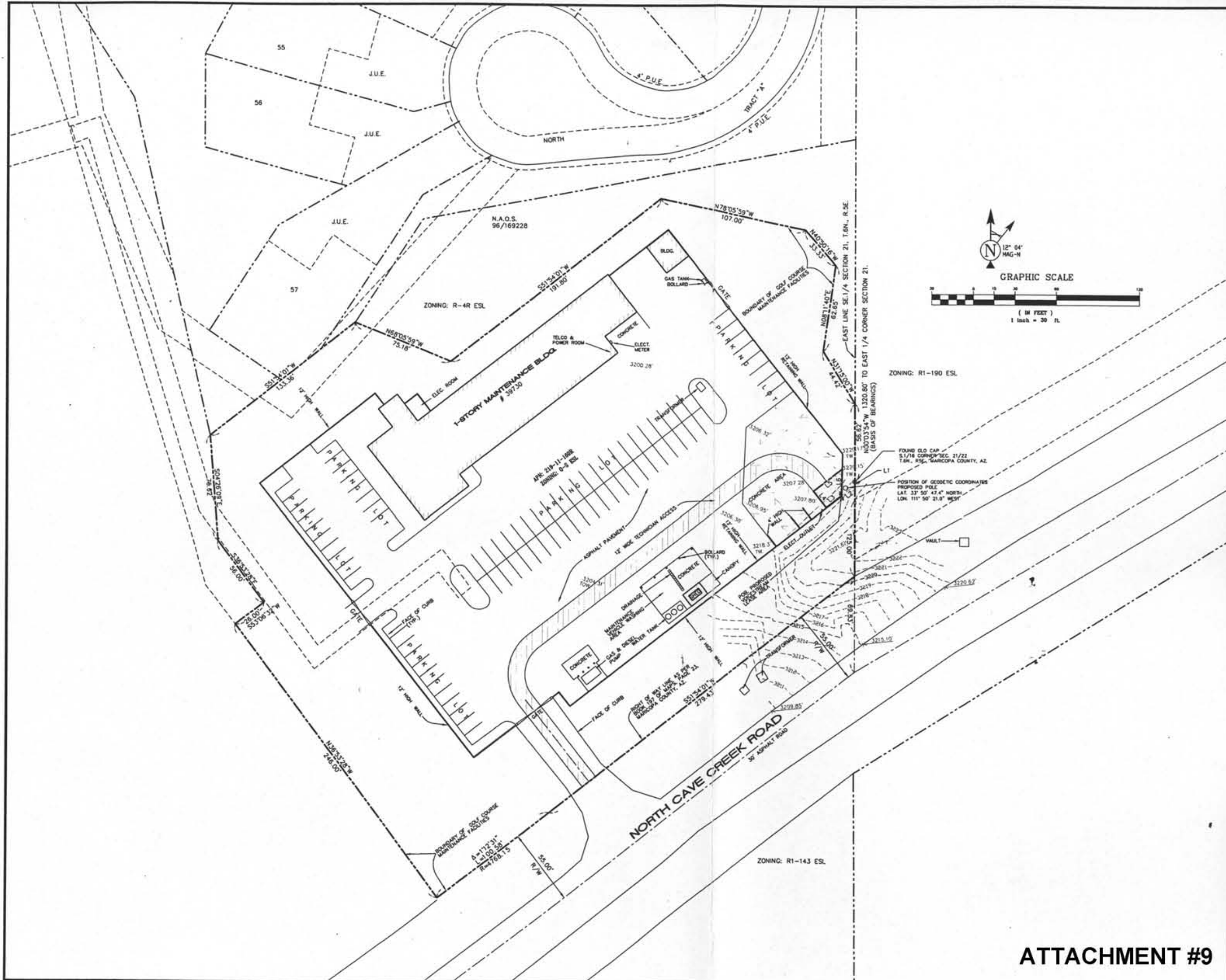
AFTER INSTALLATION



CREATED BY
STRONG DESIGNS (480) 834-6821

22-UP-2003

8/25/2003



Global Wireless by T-Mobile

SCHMIDT CONSULTING INC.
4000 NORTH MILLER ROAD, SUITE 201
SCOTTSDALE, ARIZONA 85258
OFFICE: (480) 874-8900
FAX: (480) 298-0404

CURRENT ISSUE DATE

4/24/02

REVISIONS

NO.	DATE	DESCRIPTION
0	4/24/02	SUBMITTAL
1		
2		
3		

SITE NUMBER

PH23001J

SITE NAME

DESERT MOUNTAIN

SITE ADDRESS

39730 N. CAVE CREEK RD.
SCOTTSDALE, AZ 85262

SHEET TITLE

100' SITE PLAN

SHEET NUMBER

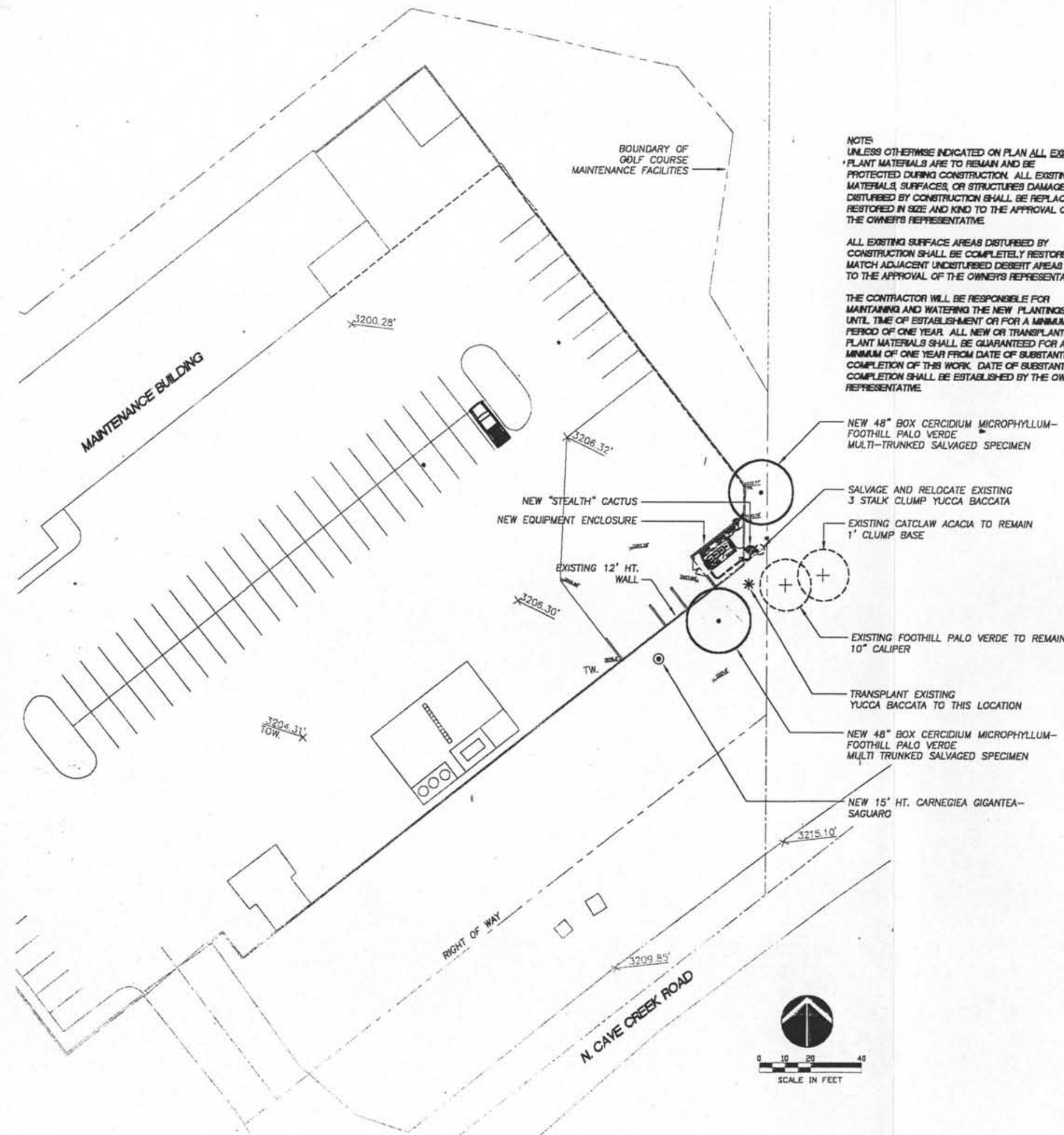
C4

ATTACHMENT #9

22-UP-2003

8/25/2003

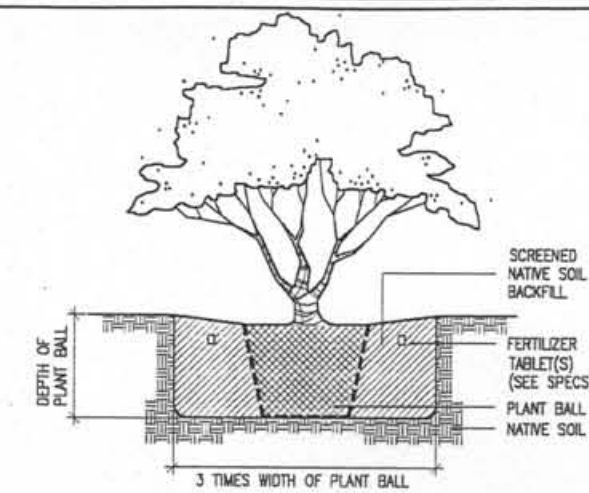
CAD #: SC691



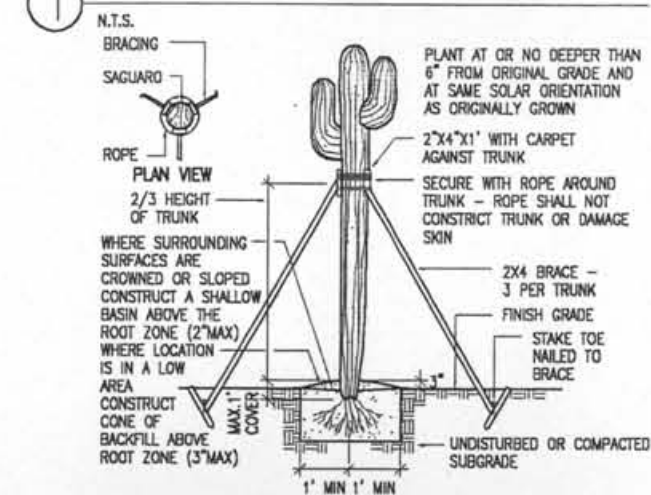
NOTE:
UNLESS OTHERWISE INDICATED ON PLAN ALL EXISTING PLANT MATERIALS ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. ALL EXISTING MATERIALS, SURFACES, OR STRUCTURES DAMAGED OR DISTURBED BY CONSTRUCTION SHALL BE REPLACED / RESTORED IN SIZE AND KIND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

ALL EXISTING SURFACE AREAS DISTURBED BY CONSTRUCTION SHALL BE COMPLETELY RESTORED TO MATCH ADJACENT UNDISTURBED DESERT AREAS AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING AND WATERING THE NEW PLANTINGS UNTIL TIME OF ESTABLISHMENT OR FOR A MINIMUM PERIOD OF ONE YEAR. ALL NEW OR TRANSPLANTED PLANT MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION OF THIS WORK. DATE OF SUBSTANTIAL COMPLETION SHALL BE ESTABLISHED BY THE OWNER'S REPRESENTATIVE.



1 SALVAGED TREE PLANTING DETAIL



BACKFILL WITH DRY HOMOGENOUS MIXTURE OF 1/8" MINUS SCREENED NATIVE SITE SOIL (50%) AND 1/4" MINUS DECOMPOSED GRANITE (50%). INSTALL AND COMPACT ALL BACKFILL IN 6" MAX. DEPTH LIFTS.

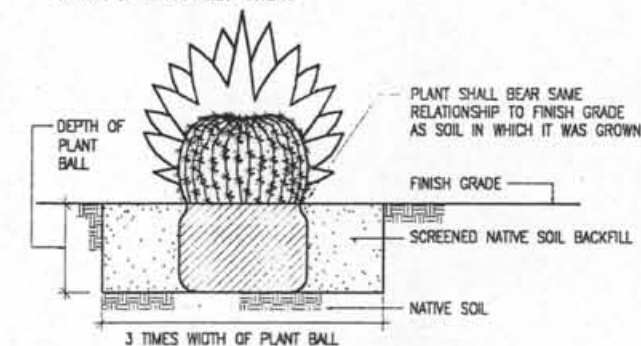
INSTALLATION PROCEDURE:

1. CLEANLY CUT AND REMOVE ANY DAMAGED ROOTS, SPRAY ALL ROOT SURFACES WITH AN APPLICATION OF STREPTOMYCIN AND IMMEDIATELY APPLY TO WET SURFACES AN APPLICATION OF DUSTING SULFUR.
2. EXCAVATE OR AUGER PLANT PIT WITH SOLID VERTICAL SIDES. PROVIDE A MINIMUM 6 INCH CLEARANCE FROM ENDS OF ALL ROOTS.
3. SET AND BALANCE PLANT ON A FIRM BED OF BACKFILL (8 INCH MIN. DEPTH)
4. PLACE AND COMPACT FIRST LIFT OF BACKFILL AROUND ROOTS ELIMINATING ALL VOIDS. PLANT SHOULD BALANCE WITHOUT SUPPORT.
5. INSTALL AND COMPACT REMAINING 6" DEPTH BACKFILL LIFT(S) TO FINISH GRADE AS SHOWN.
6. INSTALL BRACING TO SECURE POSITION AND PREVENT UPPER MOVEMENT OF PLANT, (MINIMUM 3 PER PLANT) SPACED AT 120°
7. MAINTAIN ALL BRACING SYSTEM COMPONENTS FOR A MIN. PERIOD OF ONE YEAR UNLESS OTHERWISE APPROVED.
8. DO NOT WATER UNTIL 3 WEEKS AFTER PLANTING.

2 SAGUARO PLANTING AND BRACING

N.T.S.

CACTI SHALL BE PLANTED AT SAME COMPASS DIRECTION AS THAT WHICH IT ORIGINALLY GREW.



3 SUCCULENT AND CACTI PLANTING

N.T.S.

VoiceStream

Global Wireless by T-Mobile
2601 W. BROADWAY RD. TEMPE, ARIZONA 85282
PHONE: (602) 643-3000 FAX: (602) 643-3503

PLANS PREPARED BY

LOCKWOOD GREENE
A J.A. JONES COMPANY
ENGINEERING & CONSTRUCTION
1600 W. FAIRBANKS PKWY #200, TEMPE, AZ 85282
(480) 829-1000 (480) 829-1050 Fax

McCloskey + Peltz, Inc.
LANDSCAPE ARCHITECTS
One West Elliot Road Suite 110 Tempe, Arizona 85284
Phone: (480) 584-4777 Fax: (480) 581-1774

APPROVAL BLOCK

NO.	DATE	DESCRIPTION	BY
0	4/8/02	1ST SUBMITTAL	DCM



PROJECT INFORMATION

PH2300IJ
DESERT MTN. CACTUS

36730 N. CAVE CREEK RD.
SCOTTSDALE, AZ 85262

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
22-UP-2003
8/25/2003